



February 12, 2014

Item No. 3

**AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. 05 TO CONTRACT NO. 0638
WITH HOLABIRD & ROOT LLC FOR THE PROVISION OF ADDITIONAL PRIME DESIGN CONSULTANT
SERVICES AT ALTGELD GARDENS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the CEO or his designee to enter a modification No. 5 to Contract No. 0638 with Holabird and Root LLC., (H&R) for the provision and modification of Additional Prime Design Consultant Services at Altgeld Gardens refocused on the rehabilitation of units and to add an amount not-to-exceed \$213,736.00. The new total contract value of Contract No. 0638 will be not-to-exceed \$9,207,755.00.

The Interim Executive Vice President of Development, Office of the General Counsel and Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend approval of this item accordingly.

CORPORATE GOAL #1

The proposed development supports CHA's corporate goal to reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant, communities.

FUNDING: General Fund

Contract No.: 0638

Contract Date: August 1, 2004

Contractor: Holabird & Root, LLC
James Miller, Principle
140 South Dearborn Street
Chicago, IL 60603

Contract Type: Professional Services

Contract Amount: \$ 7,353,310.00

Mod. No. 1: \$ 175,094.00

Mod. No. 2: \$ 80,000.00

Mod. No. 3: \$ 1,290,000.00

Mod. No. 4: \$ 95,615.00

This Modification: \$ 213,736.00

New Contract Amount: \$ 9,207,755.00

M/W/DBE & SECTION 3 PARTICIPATION

Direct MBE 26.5 % WBE___% DBE___%
Indirect MBE___% WBE___% DBE___%
Waiver ___ Yes/No

Section 3:

___ (#) Hiring 3% or \$6,450.00 (\$) Subcontracting _____ (\$) Other Economic Opportunities

GENERAL BACKGROUND

As part of the Capital Improvement Program, Contract No. 0638 was executed between the Chicago Housing Authority and H&R for Prime Design Consultant services at Altgeld Gardens. The Office of Development Management is seeking approval of Modification No. 5 to Contract 0638 to increase the design fees for H&R related to additional Prime Design Consultant Services at Altgeld Gardens and modify the contract to refocus on unit rehabilitation.

In 2013, CHA secured an Urban Planner to develop a comprehensive master-site plan and started a robust master planning process. A Preferred Design Concept plan was presented to the residents and community at a September 30, 2013 Town Hall meeting. The Preferred Design Concept includes the rehabilitation of approximately 509 off-line units, renovation and/or new construction of community facilities, new commercial space, a new green boulevard and outdoor recreation spaces.

H&R is the Architect of Record for the rehabilitation program at Altgeld-Murray. Currently H&R has two contracts 0638 and 0651; Contract 0638 is for Altgeld and Contract 0651 is for Murray from their previous rehabilitation work prior to the master planning process that will be used to implement the proposed rehabilitation work in the recently developed Preferred Design Concept plan. In order to expedite the design and completion of units at the site, ODM is recommending to move forward utilizing the two contracts with Holabird & Root for their design work at Altgeld-Murray and modifying to refocus on unit rehabilitation and augmenting the Altgeld contract with sufficient funds to complete the redesign for bedroom reduction and unit rehabilitation work which includes the following:

(1) Completing and updating current set of drawings including; design, bidding, permitting, construction administration, closeout and warranty phase; (2) breaking out existing single drawing set of blocks 11, 12 and 13 into two design submission packages (3) washer and dryer hookup design, (4) bedroom reduction design in blocks 7, 8, 11 and 13 and (5) coordination of a security camera system on-site.

PROCUREMENT HISTORY

CHA issued an RFP (No. 01254) on December 11, 2003 for Prime Design Consulting Services. Holabird & Root was awarded Altgeld Gardens by CHA Board Resolution dated March 8, 2004 (ITEM NO. B2) for a total not-to-exceed amount of \$7,353,310.00 The Architecture/Engineering Services Agreement with Holabird & Root was signed September 14, 2004.

The prior Contract Modifications included the following:

Modification No. 1 for \$175,094.00

Design and engineering for stand-alone Laundry and Trash Enclosures

Modification No. 2 for \$80,000.00

Development of a community "Town Center" facility plan

Modification No. 3 for \$1,290,000.00

Additional design and architectural overview of the construction of Town Center and feasibility study of Senior and Intergenerational Housing

Modification No. 4 for \$95,615.00

Leadership in Energy and Environmental Design (LEED) Certification Administration of the Town Center construction and Furniture, Fixtures and Equipment Design for Town Center

The New Total Contract Amount, including this modification, is an amount not-to-exceed \$9,207,755.00.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Interim Executive Vice President of Development concurs with the recommendation to execute Modification No. 5 to Contract No. 0638 with Holabird and Root LLC., for the modification and provision of Additional Prime Design Consultant services at Altgeld Gardens and the addition of an amount not-to-exceed \$213,736.00. The new total contract value of Contract No. 0638 is not-to-exceed \$9,207,755.00.

The CEO/President recommends the authorization to enter a Modification No. 5 to Contract No. 0638 with Holabird and Root LLC., for the provision of Additional Prime Design Consultant services refocused on unit rehabilitation at Altgeld Gardens and adding an amount not-to-exceed \$213,736.00.

RESOLUTION NO. 2014-CHA-16

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled, "AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. 05 TO CONTRACT NO. 0638 WITH HOLABIRD & ROOT LLC FOR THE PROVISION OF ADDITIONAL PRIME DESIGN CONSULTANT SERVICES AT ALTGELD GARDENS."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners authorize the CEO or his designee to enter a Modification No. 5 to Contract No. 0638 with Holabird and Root LLC., (H&R) for the modification and provision of Additional Prime Design Consultant Services at Altgeld Gardens and increase the not-to-exceed contract amount by \$213,736.00. The new total contract value of Contract No. 0638 is not-to-exceed \$9,207,755.00.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

